

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: May 31, 2005  
Public Hearing: June 21, 2005

**CONTACT PERSON/PHONE:** Christina Valles, 541-4930

**DISTRICT(S) AFFECTED:** 4

**SUBJECT:**

An Ordinance changing the Zoning of Parcel 1: A portion of Section 21, Block 81, Township 1, El Paso, El Paso County, Texas from [R-F (Ranch-Farm) to R-3A (Residential)], and Parcel 2: A portion of Section 21 and 22, Block 81, Township 1, El Paso, El Paso County, Texas from [R-F (Ranch-Farm) TO A-2 (Apartment)]. The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code.  
Applicant: Tropicana Development, Inc. ZON05-00028 (District 4)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**JOE WARDY**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**GEORGE G. SARMIENTO, AICP**  
DIRECTOR



**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

March 25, 2005

***CITY COUNCIL***

**SUSAN AUSTIN**  
DISTRICT NO. 1

**ROBERT A. CUSHING, JR.**  
DISTRICT NO. 2

**JOSE ALEXANDRO LOZANO**  
DISTRICT NO. 3

**JOHN F. COOK**  
DISTRICT NO. 4

**PRESI ORTEGA, JR.**  
DISTRICT NO. 5

**PAUL J. ESCOBAR**  
DISTRICT NO. 6

**VIVIAN ROJAS**  
DISTRICT NO. 7

**ANTHONY W. COBOS**  
DISTRICT NO. 8

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Christina Valles, Planner II

**SUBJECT:** ZON05-00028

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The City Plan Commission (CPC), on May 5, 2005, voted **8 - 0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this request.

**Attachment:** Location Map

**STAFF REPORT**

**Rezoning Case:** ZON05-00028

**Property Owner(s):** City of El Paso - PSB

**Applicant(s):** Tropicana Development Inc.

**Representative(s):** Del Rio Engineering, Inc.

**Legal Description:** Parcel 1: A portion of Section 21, Block 81, Township 1, Texas and Pacific Railway Company Surveys  
Parcel 2: A portion of Sections 21 and 22, Block 81, Township 1, Texas and Pacific Railway Company Surveys

**Location:** North of US Highway 54 and West of Sean Haggerty Drive

**Representative District:** # 4

**Area:** Parcel 1: 105.35 Acres  
Parcel 2: 12.20 Acres

**Present Zoning:** R-F (Ranch and Farm)

**Present Use:** Vacant

**Proposed Zoning:** Parcel 1: R-3A (Residential)  
Parcel 2: A-2 (Apartment)

**Proposed Use:** Parcel 1: Single-family residential development  
Parcel 2: Apartments

**Recognized Neighborhood Associations Contacted:** Northeast Civic Association, Northeast Healthy Communities, North Hills Neighborhood Pride Association

**Surrounding Land Uses:**

<b>North -</b>	R-F (Ranch and Farm) / vacant
<b>South -</b>	R-3 (Residential), R-3A (Residential) / Single family
<b>East -</b>	R-F (Ranch and Farm) / vacant
<b>West-</b>	R-3A/sc (Residential/special contract) / Single family

**Year 2025 Designation:** Residential (Northeast Planning Area)

**Zoning Case: ZON05-00028**

**General Information:**

The applicant is requesting a rezoning from R-F (Ranch and Farm) to R-3A (Residential) for parcel 1 and from R-F (Ranch and Farm) to A-2 (Apartment) for parcel 2 in order to permit residential development. The property is 117.55 acres in size, with parcel 1 being 105.35 acres and parcel 2 being 12.2 acres, and is currently vacant. The proposed site plan shows the 105.35 acre parcel proposed to be rezoned R-3A and the 12.2 acre parcel proposed to be rezoned A-2. Access is proposed via Marcus Uribe, Loma de Plata, Jon Cunningham, and Sean Haggerty. There are no zoning conditions currently imposed on this property.

**Information to the Commission:**

The Planning Department has received no calls or letters in support or opposition to this application.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends approval of this request for rezoning from R-F (Ranch and Farm) to R-3A (Residential) and A-2 (Apartment).

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso

“Provide a wide range of housing types that respond to the needs of all economic segments of the community.”

**The Year 2025 Projected General Land Use Map** for the Northeast Planning Area designates this property for residential land uses.

**R-3A (Residential) and A-2 (Apartment) zoning** permit residential development and are compatible with adjacent development.

The Commission must determine the following:

- A. Will the R-3A (Residential) and A-2 (Apartment) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will residential development be compatible with adjacent land uses?

**Information To The Applicant:**

Building Permits and Inspections Department Notes:

No comments.

Engineering Department, Development Division Notes:

No objections.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

No comments

El Paso Water Utilities Notes:

No objections.

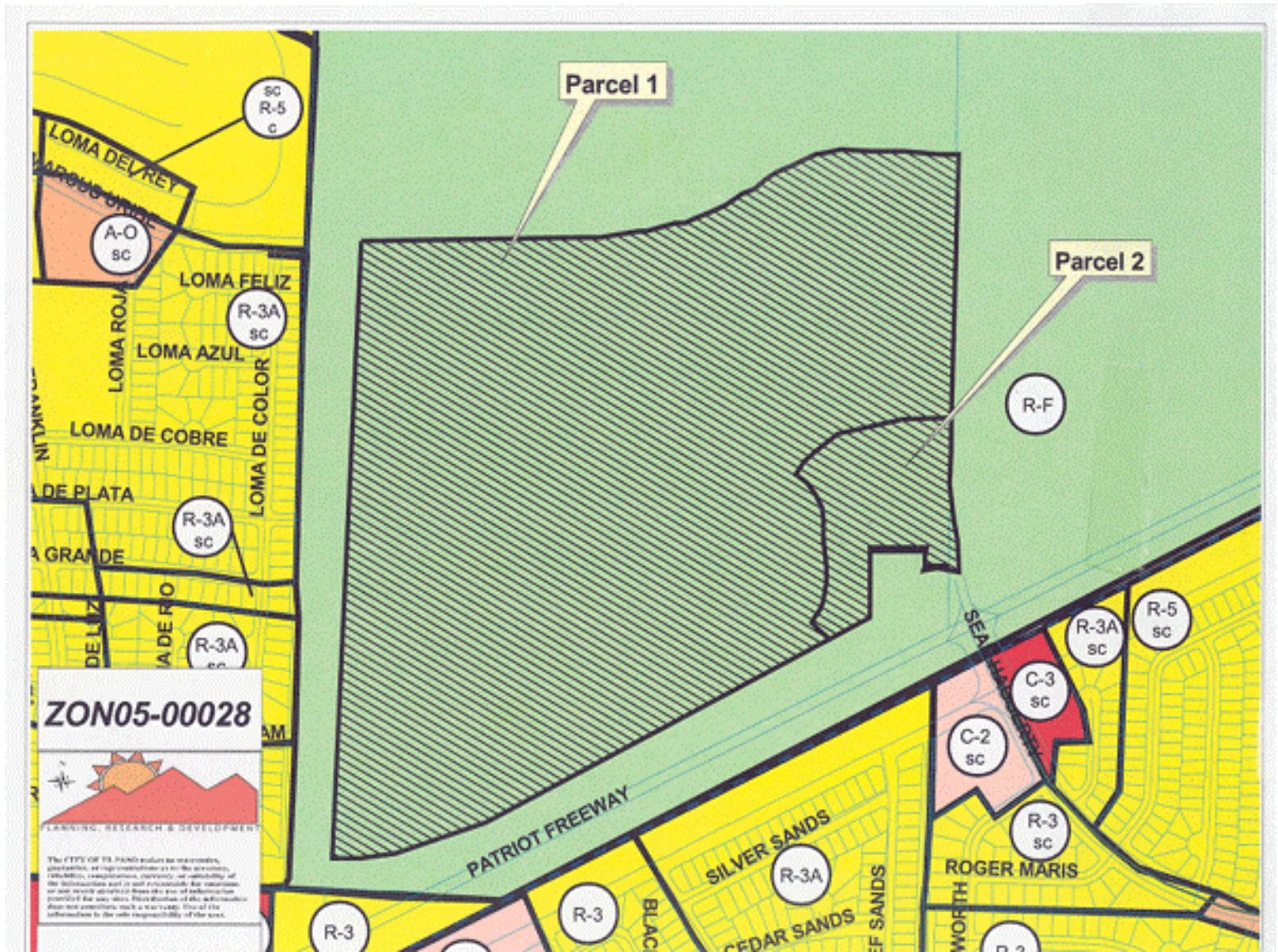
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Northeast Planning Area designates this property for Residential land uses.
- B. R-3A (Residential) zoning permits Residential and is compatible with adjacent development.

**ATTACHMENT:** Site Plan.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

## LOCATION MAP





## AERIAL MAP





**GENERALIZED PLOT PLAN**





ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF SECTION 21, BLOCK 81, TOWNSHIP 1, EL PASO, EL PASO COUNTY, TEXAS FROM [R-F (RANCH-FARM) TO R-3A (RESIDENTIAL)], AND PARCEL 2: A PORTION OF SECTION 21 AND 22, BLOCK 81, TOWNSHIP 1, EL PASO, EL PASO COUNTY, TEXAS FROM [R-F (RANCH-FARM) TO A-2 (APARTMENT)]. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Parcel 1: a portion of Section 21, Block 81, Township 1, El Paso, El Paso County, Texas be changed from [R-F (Ranch-Farm)] to R-3A (Residential)], and Parcel 2: a portion of Section 21 and 22, Block 81, Township 1, El Paso, El Paso County, Texas be changed from [R-F (Ranch-Farm)] to A-3 (Apartment), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this \_\_\_\_\_ day of June, 2005.


THE CITY OF EL PASO

ATTEST:


\_\_\_\_\_  
Joe Wardy  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

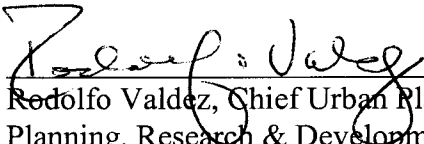
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Matt Watson  
Assistant City Attorney  
Doc No. 12842

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Christina Valles, Planner II  
Planning, Research & Development  
Department

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development  
Department

305-052

Being a Portion of Section 21,  
Block 81, Township 1,  
Texas and Pacific Railroad Company Surveys,  
City of El Paso, El Paso County, Texas,

March 29, 2005

**METES & BOUNDS**

Exhibit "A"

R-3A Zoning

**FIELD NOTE DESCRIPTION** of a portion of Section 21, Block 81, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described as follows:

**COMMENCING FOR REFERENCE** at a found iron rod located at the common section corners of Sections 19, 20, 21, and 22 Block 81, Township 1, Texas and Pacific Railway Company Survey; **THENCE**, leaving said common section corners and along the common section line of Sections 21 and 22, **South 02°00'22" West**, a distance of 2,279.76 feet to the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, continuing along said section line of Sections 21 and 22, **South 02°00'22" West**, a distance of 739.69 feet to a point;

**THENCE**, leaving said section line, **North 89°48'46" West**, a distance of 90.12 feet to a point;

**THENCE**, 782.07 feet along the arc of a curve to the left whose radius of 1090.00 feet, whose interior angle is 41°06'35", whose chord bears **South 66°27'05" West**, a distance of 765.41 feet to a point;

**THENCE**, 40.57 feet along the arc of a curve to the left whose radius of 25.00 feet, whose interior angle is 92°44'41", whose chord bears **South 00°28'34" East**, a distance of 36.19 feet to a point;

**THENCE**, **South 46°50'54" East**, a distance of 62.07 feet to a point;

**THENCE**, 192.70 feet along the arc of a curve to the right whose radius of 226.00 feet, whose interior angle is 48°51'16", whose chord bears **South 22°25'16" East**, a distance of 186.92 feet to a point;

**THENCE**, **South 02°00'22" West**, a distance of 410.62 feet to a point;

**THENCE**, 122.86 feet along the arc of a curve to the right whose radius of 226.00 feet, whose interior angle is 31°08'51", whose chord bears **South 17°34'48" West**, a distance of 121.35 feet to a point

**THENCE**, **South 56°50'47" East**, a distance of 156.49 feet to a point located at the northwesterly boundary line of a 200 feet wide drainage right-of-way;

**THENCE**, along the northwesterly boundary line of said 200 feet wide drainage right-of-way, **South 63°31'33" West**, a distance of 1,629.15 feet to a point;

**THENCE**, continuing along the northwesterly boundary line of said 200 feet wide drainage right-of-way, **South 77°47'28" West**, a distance of 387.67 feet to a point;

**THENCE**, continuing along the northwesterly boundary line of said 200 feet wide drainage right-of-way, **North 87°56'36" West**, a distance of 176.73 feet to a point located on the east boundary line of a 200 feet wide El Paso Electric Company right-of-way for the southwest corner of the tract herein described;

**THENCE**, leaving the northwesterly boundary line of said 200 feet wide drainage right-of-way and following the east boundary line of said 200 feet wide El Paso Electric Company right-of-way, **North 01°58'43" East**, a distance of 2,499.20 feet to a point located at the northwest corner of the tract herein described;

**THENCE**, leaving the east boundary line of said 200 feet wide El Paso Electric Company right-of-way and the northwest corner of the tract herein described, **South 88°01'17" East**, a distance of 1,554.22 feet to a point;

THENCE, 402.90 feet along the arc of a curve to the left whose radius of 513.31 feet, whose interior angle is  $44^{\circ}58'20''$ , whose chord bears North  $69^{\circ}29'32''$  East, a distance of 392.64 feet to a point;

THENCE, 402.23 feet along the arc of a curve to the right whose radius is 512.10 feet, whose interior angle is  $45^{\circ}00'11''$ , whose chord bears North  $69^{\circ}30'21''$  East, a distance of 391.97 feet to a point;

THENCE, South  $87^{\circ}59'38''$  East, 260.00 feet to the POINT OF BEGINNING of the herein described parcel and containing 4,589,090 square feet or 105.35 acres of land more or less.;

Carlos M. Jimenez  
Registered Professional Land Surveyor  
Texas No. 3950

A CAD Consulting Co.  
1790 Lee Trevino Drive, Suite 503  
El Paso, Texas 79936  
(915) 633-6422  
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J05-052

Being a Portion of Sections 21 and 22,  
Block 81, Township 1,  
Texas and Pacific Railroad Company Surveys,  
City of El Paso, El Paso County, Texas,

March 29, 2005

**METES & BOUNDS**

Exhibit "A"

A-2 Zoning

**FIELD NOTE DESCRIPTION** of a portion of Sections 21 and 22, Block 81, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described as follows:

**COMMENCING FOR REFERENCE** at a found iron rod located at the common section corners of Sections 19, 20, 21, and 22 Block 81, Township 1, Texas and Pacific Railway Company Survey; **THENCE**, leaving said common section corners and along the common section line of Sections 21 and 22, **South 02°00'22" West**, a distance of 3,019.45 feet to the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, leaving said common section line of Section 21 and 22, 263.66 feet along the arc of a curve to the left whose radius of 686.66 feet, whose interior angle is 21°59'59", whose chord bears **South 08°59'38" East**, a distance of 262.04 feet to a point;

**THENCE**, 263.66 feet along the arc of a curve to the right whose radius of 686.66 feet, whose interior angle is 21°59'59", whose chord bears **South 08°59'38" East**, a distance of 262.04 feet to a point;

**THENCE**, **South 02°00'22" West**, a distance of 200.00 feet to a point located at the north right-of-way line of U.S Highway No. 54 for the southeast corner of the tract herein described;

**THENCE**, following the north right-of-way line of U.S. Highway No. 54 and leaving said southeast corner of the tract herein described, **North 87°59'38" West**, a distance of 100.00 feet to the boundary line common to said Sections 21 and 22 for an angle point;

**THENCE**, leaving the north right-of-way line of U.S. Highway No. 54 and following the boundary line common to said Section 21 and 22, **North 02°00'22" East**, a distance of 54.87 feet to a point;

**THENCE**, leaving the boundary line common to said Section 21 and 22, **North 87°59'38" West**, a distance of 500.00 feet to a point;

**THENCE**, **South 02°00'22" West**, a distance of 500.00 feet to the northwesterly boundary line of a 200 feet wide drainage right-of-way for an angle point;

**THENCE**, following the northwesterly boundary line of said 200 feet wide drainage right-of-way, **South 63°31'33" West**, a distance of 61.03 feet to a point;

**THENCE**, leaving said the northwesterly boundary line of said 200 feet wide drainage right-of-way, **North 56°50'47" West**, a distance of 156.49 feet to a point;

**THENCE**, 122.86 feet along the arc of a curve to the left whose radius of 226.00 feet, whose interior angle is 31°08'51", whose chord bears **North 17°34'48" East**, a distance of 121.35 feet to a point;

**THENCE**, **North 02°00'22" East**, a distance of 410.62 feet to a point;

**THENCE**, 192.70 feet along the arc of a curve to the left whose radius of 226.00 feet, whose interior angle is 48°51'16", whose chord bears **North 22°25'16" West**, a distance of 186.92 feet to a point;

**THENCE**, **North 46°50'54" West**, a distance of 62.07 feet to a point;



THENCE, 40.57 feet along the arc of a curve to the right whose radius of 25.00 feet, whose interior angle is  $92^{\circ}44'41''$ , whose chord bears South  $00^{\circ}28'34''$  East, a distance of 36.19 feet to a point;

THENCE, 782.07 feet along the arc of a curve to the right whose radius of 1090.00 feet, whose interior angle is  $41^{\circ}06'35''$ , whose chord bears North  $66^{\circ}27'05''$  East, a distance of 765.41 feet to a point;

THENCE, South  $89^{\circ}48'46''$  East, a distance of 90.12 feet to the POINT OF BEGINNING of the herein described parcel and containing 531,646 square feet or 12.20 acres of land more or less.

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